

AGENDA  
ZONING REVIEW BOARD  
DECEMBER 1, 2005  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

**NEW CASES:**

**Z-05-103**-An Ordinance by Councilmember Felicia A. Moore to amend Code Section 16-27.003(2) of the Land Development; to clarify and define the minimal information required for a rezoning application; and for other purposes.

**Z-05-113**-An Ordinance to rezone from the R-4 (Single-family Residential) District) to the C-1 (Community Business) District, property located at **2195 Fairburn Road, S.W.**, fronting approximately 120 feet on the west side of Fairburn Road. Depth: varies. Area: approximately .815 acres. Land Lot 6, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: SEMAJ, INC.

APPLICANT: JAMIE W. CALLAHAN

NPU-P COUNCIL DISTRICT 11

**Z-05-114**-An Ordinance to rezone from the C-1-C (Community Business-Conditional) District to the RG-2 (Residential General-Sector 2) District, property located at **2853 Campbellton Road, S.W.**, fronting approximately 755.45 feet on the north side of Campbellton Road. Depth: varies. Area: approximately 10.179 acres. Land Lot 218, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: WILLIAM STRONG

APPLICANT: RONALD F. DUPREE

NPU-R COUNCIL DISTRICT 11

**DEFERRED CASES:**

**Z-05-84**-An Ordinance to rezone from the R-4 (Single Family Residential-Conditional) District to the R4-A-C Single Family Residential-Conditional) District, property located at **3052 and 3072 Clarendale Drive N.E.**, fronting approximately 270 feet on the northwesterly side of Clarendale Drive. Depth: varies. Area: approximately 1.672 acres. Land Lot 197, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: DREADNOUGHT DEVELOPMENT

APPLICANT: TONY A TRIPOLI

NPU-A COUNCIL DISTRICT 8

**Z-05-82** – An Ordinance to rezone from the C-1 (Community Business) District to the MRC-3 (Mixed Residential Commercial) District, property located at **1991 Martin Luther King, Jr. Drive, S.W.**, fronting approximately 309 feet on the northwesterly side of Martin Luther King, Jr. Drive. Property is approximately 364.80 feet west of the right of way of Helena Street. Depth: varies. Area: approximately 2 acres. Land Lot 173, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: MARVIN AND MARIA YOUNG

APPLICANT: HAROLD SINGER

NPU-I COUNCIL DISTRICT 10

**Z-05-83**-An Ordinance to rezone from the R-5/HD 20K Subarea #1 (Two Family Residential/Grant Park Historic District –Residential Subarea # 1) District to the C-1/ HD-20K Subarea #2 (Community Business/Grant Park Historic District –Commercial Subarea # 2) District, property located at **428 Boulevard Street, S.E.**, fronting approximately 231.70 feet on the north side of Glenwood Avenue and approximately 70 feet west of the intersection of Glenwood Avenue and Berean Avenue. Depth: varies. Area: approximately .279 acres. Land Lot 21, 14<sup>th</sup> District. Fulton County, Georgia.

OWNER: JOEL SADLER

APPLICANT: JOEL SADLER/MAURICE BLOUNT

NPU-W COUNCIL DISTRICT 1

**Z-05-48**- An Ordinance to rezone property from the R-3 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, located at **1078 Moores Mill Road, 2980 Howell Mill Road and 3000 Howell Mill Road. N.W. Parcel 1-1078 Moores Mill Road**: fronting approximately 178.70 feet on the south side of Moores Mill Road and approximately 215 feet west of the intersection of Moores Mill and Howell Mill Road. **Parcel 2-2980 Howell Mill Road**: fronting approximately 111.71 feet on the west side of Howell Mill Road and approximately 264.68 feet south of the intersection of Moores Mill and Howell Mill Road. **Parcel 3-3000 Howell Mill Road**: fronting approximately 255 feet along the southwesterly side of Moore Mill Road. Property is located at the southwesterly side of the intersection of Moores Mill Road and Howell Mill Road. Depth: varies. Area: approximately 5.44 acres. Land Lot 187, 17<sup>th</sup> District, Fulton County, Georgia.

OWNERS: WOODIE P. AND DEBRA WILLIAMS, J. BRISTOW ANDERSON,  
BARBARA LYLES-ANDERSON AND MILDRED HANCOCK

APPLICANT: GEOFF FRIEDMAN AND WINSTON SMITH

NPU-C COUNCIL DISTRICT 8

**Z-05-65**-An Ordinance to rezone the portion of the property located at **1821 W. Anderson Avenue, N.W. (Also known as 31 Anderson Avenue, N.W.)** that is zoned R-4 (Single Family Residential) District to the O-I (Office Institutional) District and for other purposes. Land Lot 174, 14<sup>th</sup> District, Fulton County, Georgia.

BY: COUNCILMEMBERS IVORY LEE YOUNG, JR AND MARY NORWOOD  
NPU-J COUNCIL DISTRICT 3

**U-05-22**- An Ordinance to issue a Special Use Permit for a Nursing Home/Rehabilitation Center (Section 16-10.005 (1) (e)) property located at **1821 W. Anderson Avenue, N.W. (Also known as 31 Anderson Avenue, N.W.)** Land Lot 174, 14<sup>th</sup> District, Fulton County, Georgia.

BY: COUNCILMEMBERS IVORY LEE YOUNG, JR AND MARY NORWOOD

NPU-J COUNCIL DISTRICT 3

**Z-05-94**-An Ordinance by Zoning Committee to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to **create a new Chapter to be entitled 20N, Castleberry Hill Landmark District; to create a new Subsection to Chapter 28A to be entitled (48) Castleberry Hill Landmark District; to establish regulations for said District; to enact, by reference and incorporation, a map establishing the boundaries of said District; and to designate and zone all properties lying within the boundaries of said District to the Zoning Category of Landmark District (LD) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta, rezoning from C-3 (Commercial Residential), C-3-C (Commercial Residential, Conditional), C-5 (Central Business Support), C-5-C (Central Business Support, Conditional), I-1 (Light Industrial) and SPI-1 (Special Public Interest, Central Core) to LD (Landmark District), to repeal conflicting laws; and for other purposes.**

**Boundaries**-The proposed Castleberry Hill Historic District includes all properties within the following general boundary: Beginning at the southeast corner of the intersection of McDaniel St., SW and Whitehall St., SW; then proceeding southeasterly 166.35 ft. to the rear property line of the property at 490 Whitehall St., SW; then proceeding northeasterly 938.3 ft. along the rear property lines of properties facing Whitehall St., SW to a point; thence southeasterly 28.5 ft. to a point; thence northeasterly 1006.8 ft. along the rear property lines of properties facing Whitehall St., SW; thence northerly 102 ft. to the southwest corner of the intersection of Whitehall St., SW and Spring St., SW; thence northerly 155 ft. to a point on the west side of Spring St., SW; thence northerly 923.3 ft. along the west side of Spring St., SW to a point; thence northeasterly 1250.6 ft. along the west side of Spring St., SW to the southwest corner of the intersection of Spring St., SW and Mitchell St., SW; thence 1061 ft. northwesterly along the southwest side of Mitchell St., SW; thence northeasterly 211.8 ft.; thence westerly 668.2 ft. along the south side of Martin Luther King, Jr. Blvd., SW to the southeast corner of the intersection of Martin Luther King, Jr. Blvd., SW and Mitchell St., SW; thence southwesterly 92 ft. to the southwest corner of the intersection of Martin Luther King, Jr. Blvd., SW and Mitchell St., SW; thence westerly 384.4 ft. along the south side of Martin Luther King, Jr. Blvd., SW to the southeast corner of the intersection of Martin Luther King, Jr. Blvd., SW and Northside Dr., SW; thence southerly 1162.4 ft. along the east side of Northside Dr., SW to a point; thence southeasterly 10 ft. to a point; thence west-southwesterly 14 ft. to a point; thence southwesterly 2082.2 ft. along the east side of Northside Dr., SW to the northeast corner of the intersection of Northside Dr., SW and McDaniel St., SW; thence southeasterly 1288.7 ft. along the northeast side of McDaniel St., SW to the point of beginning. Land Lots: 77, 83, 84 and 85, 14<sup>th</sup> District, Fulton County, Georgia.

NPU-M

COUNCIL DISTRICTS 2, 3 and 4

**END OF AGENDA**